

# Dogwood Road Apartments: (Multiple Units)

## Inspection Results by Area Pre-REAC

Scheduled: 04/04/2023

Closed: Apr 25 2023

ID: 427603

Score: 59.31

## Scoring Summary - Pre-REAC

Area	*Pts.Lost(Raw)	*Pts. Lost(Adj.)	*Pts. Lost(Cap)	Poss. Points	Score	Violations
<b>Entire Site</b>	59.78	48.14	15	15	0	17
<b>Exterior</b>	7.44	6.57	4.4	15	10.6	12
<b>Systems</b>	0	0	0	20	20	0
<b>Common Area</b>	0	0	0	15	15	0
<b>Unit</b>	60.04	58.19	41.17	35	13.71	121
<b>Total</b>	127.26	112.9	60.57	100	59.31	150

\*Pts. Lost (Raw) is the total point loss of all findings before the application of HUD scoring rules\*

\*Pts. Lost (Adj.) is the raw point loss adjusted for multiple findings of the same violation in the same building/unit per HUD rules\*

\*Pts. Lost (Cap) is the adjusted point loss capped by the maximum possible point loss of each building/unit per HUD rules\*

\*Units Area Score is projected for the REAC sample size based on the average unit score\*

## Inspection Results

### Entire Site

Site Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Fence/Gate	Fence - Non Security	FENCE: Fencing/gate has holes in more than 25% of fence	Rear behind 32 ... add gate and repair fence	<u>1</u>	04/25/23 10:20 TK		L2			1.69
Grounds	Erosion	RUTTING: A rut or groove in the grounds 8in. wide by 5in. Deep		<u>2</u>	04/25/23 10:24 TK		L3			5.63
Grounds	Erosion	RUNOFF: Runoff on grounds that displaced soil		<u>5</u>	04/25/23 10:25 TK		L3			5.63
Grounds	Erosion	RUNOFF: Runoff causing failure of structure, pipes, or pavement		<u>4</u>	04/25/23 10:34 TK		L3			5.63
Grounds	Erosion	RUTTING: A rut or groove is 6-8in. wide x 3-5in. Deep	Unit 8	<u>3</u>	04/25/23 10:59 TK		L2			2.81
Grounds	Erosion	RUNOFF: Runoff on grounds that displaced soil		<u>6</u>	04/25/23 11:16 TK		L3			5.63
Grounds	Ponding	PONDING: less than 3in. of water affecting area of at least 100 sf.	Clean so drain functions as designed	<u>7</u>	04/25/23 10:42 TK		L2			2.81
Grounds	Vegetation	VEGETATION: Vegetation contacts unintended surface (not including minor contact with fence) / no visible damage	No vegetation touching buildings	<u>8</u>	04/25/23 10:43 TK		L2			2.11
Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Outside 15	<u>9</u>	04/25/23 10:40 TK		L3	X	NLT	4.22
Health & Safety	Health & Safety	TRIPPING: Any obstruction or defect in a surface that causes tripping	Loose steps	<u>10</u>	04/25/23 10:53 TK		L3	X	NLT	4.22
Market Appeal	Graffiti	GRAFFITI: One location visible from 30 ft.		<u>12</u>	04/25/23 10:21 TK		L1			0.90
Market Appeal	Graffiti	GRAFFITI: two to five locations visible from 30 ft	Rear building two	<u>11</u>	04/25/23 10:46 TK		L2			1.80

# Inspection Results (Continued)

Site (Continued)										
Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Market Appeal	Litter	LITTER: Excessive or carelessly discarded litter	Litter though out unit 30	<a href="#">13</a>	04/25/23 10:23 TK		L2			1.80
Market Appeal	Litter	SHARP EDGES: Any defect that could pose a cutting risk	Broken glass behind building one		04/25/23 12:44 TK		L3	X	NLT	4.22
Market Appeal	Litter	LITTER: Excessive or carelessly discarded litter	Litter in woods and scattered throughout complex		04/25/23 12:46 TK		L2			1.80
Storm Drains	Storm Drains	CLOGGED: System partially blocked - debris causing backup into adjacent areas	Remove debris along edge of storm drain		04/25/23 12:47 TK		L2			4.69
Walkway/Steps	Handrail	RAILING: Handrail for 4 or more stairs is missing, damaged, loose - unusable	Hand rail is loose front of unit 12	<a href="#">14</a>	04/25/23 11:02 TK		L3	X		4.22

## Site Entire Site Totals

Violations: 17

Possible Pts.: 15

Pts. Lost: 15 (59.78 Raw/48.14 Adj./15 Cap)

Pts. Retained: 0

## Exterior

### Building 2

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Door hardware is damaged / inoperable / missing	Slider dead bolt inoperable ... repair and remove slide lock		04/24/23 10:43 TK		L3	X	NLT	1.36
Entry Door	Door - Screen/Storm	HARDWARE: Lock on screen/storm door inoperable	Screen door does not slide		04/24/23 11:08 TK		L1			0.34
Entry Door	Door - Screen/Storm	HARDWARE: Lock on screen/storm door inoperable	Screen off slider unit 13		04/24/23 11:44 TK		L1			0.34
Entry Door	Door - Screen/Storm	HARDWARE: Lock on screen/storm door inoperable	Kitchen screen door does not latch unit 13		04/24/23 11:59 TK		L1			0.34
Exterior Wall	Chimney	CHIMNEY: surface has surface deterioration more than one piece/section	Building 2 near Apt 19 chimney deteriorated	<a href="#">15</a>	04/25/23 10:50 TK		L2			0.73
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Remove screws in electrical box door and replace with rivets		04/24/23 10:44 TK		L3	X	LT	3.02

## Building 2 Exterior Totals

Violations: 6

Possible Pts.: 3.28

Pts. Lost: 3.28 (6.13 Raw/5.45 Adj./3.28 Cap)

Pts. Retained: 0

### Building 3

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Screen/Storm	SURFACE: Screen, panels, glass, missing or other damage	Slider screen is ripped unit 16		04/24/23 12:56 TK		L1			0.24
Entry Door	Door - Screen/Storm	SURFACE: Screen Door damaged - holes/dents/missing pieces	Kitchen storm door closer is damaged, latch missing, screen is ripped		04/24/23 13:20 TK		L1			0.24
Entry Door	Door - Security/Storm	General Comment	Adjust slider screen door unit 18		04/24/23 13:14 TK					0.00

## Building 3 Exterior Totals

Violations: 2

Possible Pts.: 2.34

Pts. Lost: 0.49 (0.49 Raw/0.49 Adj./0.49 Cap)

Pts. Retained: 1.85

### Building 4

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Screen/Storm	SURFACE: Screen Door damaged - holes/dents/missing pieces			04/24/23 14:14 TK		L1			0.19
Windows	Window	General Comment	Graffiti on window screens unit 20		04/24/23 13:41 TK					0.00

## Building 4 Exterior Totals

Violations: 1

Possible Pts.: 1.88

Pts. Lost: 0.19 (0.19 Raw/0.19 Adj./0.19 Cap)

Pts. Retained: 1.69

### Building 5

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Screen/Storm	HARDWARE: Lock on screen/storm door inoperable	Front storm door closer bent unit 26		04/24/23 14:34 TK		L1			0.19
Entry Door	Door - Screen/Storm	HARDWARE: Lock on screen/storm door inoperable	Slider screen missing unit 26		04/24/23 14:43 TK		L1			0.19

**Building 5 Exterior Totals**

Violations: 2 Possible Pts.: 1.88 Pts. Lost: 0.19 (0.39 Raw/0.19 Adj./0.19 Cap) Pts. Retained: 1.69

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entry Door	Door - Screen/Storm	HARDWARE: Lock on screen/storm door inoperable	Slider screen off track unit 30		04/25/23 09:53 TK		L1			0.24

**Building 6 Exterior Totals**

Violations: 1 Possible Pts.: 2.34 Pts. Lost: 0.24 (0.24 Raw/0.24 Adj./0.24 Cap) Pts. Retained: 2.1

**Common Area**

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Local Systems	Pipes/drains	General Comment	Water heater and other extension pipes must be no higher than 6 inches or lower than two inches from floor for nspire	16	04/25/23 10:30 TK					0.00

**Building 6 Common Area Totals**

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

**Unit**

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)			04/24/23 09:02 TK		L1			0.04
Bathroom 1	Sink	General Comment	Sink faucet is loose		04/24/23 08:59 TK					0.00
Bathroom 1	Ventilation/Exhaust	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Caulk need between tub and wall	17	04/24/23 09:02 TK		L3	X	NLT	0.79
Bedroom 1	Call-for-Aid System	CALL FOR AIDE: Cord does not extend to within baseboard distance of floor	Extend cord	18	04/24/23 09:04 TK		L3	X	NLT	0.11
Bedroom 2	Call-for-Aid System	CALL FOR AIDE: Cord for system is obstructed or inaccessible			04/24/23 09:04 TK		L3	X	NLT	0.11
Bedroom 2	Wall Covering and Finish – Interior	CRACK: Crack > 1/8in. wide and 11in. long			04/24/23 08:56 TK		L1			0.05
Bedroom 2	Wall Covering and Finish – Interior	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf			04/24/23 08:56 TK		L1			0.01
Halls/Corridors/Stair	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf			04/24/23 08:54 TK		L1			0.01
Halls/Corridors/Stair	Floor - Soft	FLOOR COVERING: 5-10% of soft floor covering shows wear/stains/damage	Both bedroom carpets ripped at threshold covered with tape	19	04/24/23 08:55 TK		L1			0.07
Kitchen	Range Hood/Vent Fan	EXHAUST: Kitchen flue is completely blocked by dirt/grease	Replace		04/24/23 09:07 TK		L3			0.44
Kitchen	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Faucet leaks at stem		04/24/23 09:08 TK		L1			0.26

**Building 1: Unit 1-01 Unit Totals**

Violations: 10 Possible Pts.: 2.33 Pts. Lost: 1.88 (1.88 Raw/1.88 Adj./1.88 Cap) Pts. Retained: 0.45

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	Entire Location	General Comment	Unit being turned		04/24/23 09:12 TK					0.00

**Building 1: Unit 1-02 Unit Totals**

Violations: Possible Pts.: 0 Pts. Lost: 0 (0 Raw/0 Adj./0 Cap) Pts. Retained: 0

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	Strike plate missing		04/24/23 09:25 TK		L3			0.24

## Inspection Results (Continued)

### Building 1: Unit 1-03 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Heat/AC Cover	HVAC: HVAC/radiant heat/ AC cover damaged/missing/loose	Radiator cover missing		04/24/23 09:24 TK		L3	X	NLT	0.15
Bathroom 1	Toilet	TOILET: Fixture components are missing or damaged	Toilet cover is cracked		04/24/23 09:21 TK		L2			0.88
Bathroom 1	Ventilation/Exhaust	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew		<u>20</u>	04/24/23 09:23 TK		L3	X	NLT	0.79
Bedroom 2	Wall Covering and Finish – Interior	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.	Hole in wall behind door	<u>21</u>	04/24/23 09:19 TK		L1			0.05
Entry Door	Door - Entry/Fire/Bath	HARDWARE: Door hardware or lock damaged/ inoperable	Instructions: Strike plate not secure		04/24/23 09:33 TK		L3			0.24
Health & Safety	Health & Safety	OTHER: Hazards not otherwise included in inspection code - see notes for detail	Screws protruding into electric box from latch installation .... Replace screws with rivets	<u>22</u>	04/24/23 09:17 TK		L3	X	NLT	0.00
Kitchen	Ceiling Covering and Finishes	WATER STAIN: Evidence of leak/mold/mildew > 4sf	Over stove	<u>23</u>	04/24/23 09:29 TK		L3			0.12
Kitchen	Sink	General Comment	Sink faucet is loose		04/24/23 09:30 TK					0.00
Kitchen	Wall Covering and Finish – Interior	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.- 8.5x11in.	Finish wall repair ... cove base missing	<u>24</u>	04/24/23 09:31 TK		L1			0.05

### Building 1: Unit 1-03 Unit Totals

Violations: 9      Possible Pts.: 2.33      Pts. Lost: 2.33 (2.5 Raw/2.5 Adj./2.33 Cap)      Pts. Retained: 0

### Building 1: Unit 1-04

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	GFCI/AFCI	GFCI: Outlet does not test or is not operating	Instructions: Gfi will not trip when tested ....you neutral is reversed		04/24/23 09:37 TK		L3	X	NLT	1.17
Kitchen	GFCI/AFCI	General Comment	Kitchen electric outlets not gfi protected		04/24/23 09:43 TK					0.00
Living Room	Lighting	LIGHT FIXTURES: Inoperable or Missing Lighting Fixture (One Room)			04/24/23 09:47 TK		L1			0.04

### Building 1: Unit 1-04 Unit Totals

Violations: 2      Possible Pts.: 2.33      Pts. Lost: 1.2 (1.2 Raw/1.2 Adj./1.2 Cap)      Pts. Retained: 1.13

### Building 1: Unit 1-05

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Entire Unit	Entire Location	General Comment	Unit passed		04/24/23 09:50 TK					0.00

### Building 1: Unit 1-05 Unit Totals

Violations:      Possible Pts.: 0      Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)      Pts. Retained: 0

### Building 1: Unit 1-06

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Shower/Tub - Hardware	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Tub faucet drips		04/24/23 10:00 TK		L1			0.26
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 10:00 TK		L1			0.26
Health & Safety	Health & Safety	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Bedroom one window blocked with ac		04/24/23 09:54 TK	X	L3	X	LT	1.75
Health & Safety	Health & Safety	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Bedroom 2 window blocked with ac		04/24/23 09:56 TK	X	L3	X	LT	1.75
Kitchen	Refrigerator	GASKETS: Seals/gaskets around doors are deteriorated or missing/non-workmanlike repair	Door gasket is ripped replace		04/24/23 10:05 TK		L1			0.20

# Inspection Results (Continued)

## Building 1: Unit 1-06 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Living Room	Door - Interior	HARDWARE: Interior door hardware damaged/inoperable	Slider screen is inoperable		04/24/23 10:03 TK		L2			0.12

### Building 1: Unit 1-06 Unit Totals

Violations: 6      Possible Pts.: 2.33      Pts. Lost: 2.33 (4.34 Raw/2.59 Adj./2.33 Cap)      Pts. Retained: 0

## Building 1: Unit 1-07

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom (Half)	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 10:20 TK		L1			0.20
Bedroom 2	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf			04/24/23 10:14 TK		L1			0.01
Bedroom 2	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Window partially blocked with bed head board	<a href="#">25</a>	04/24/23 10:13 TK		L3	X	LT	1.75
Bedroom 3	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf		<a href="#">26</a>	04/24/23 10:15 TK		L2			0.02
Halls/Corridors/Stair s	Door - Closet	HARDWARE: Closet door hardware damaged/missing/inoperable		<a href="#">27</a>	04/24/23 10:15 TK		L1			0.06

### Building 1: Unit 1-07 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 2.04 (2.04 Raw/2.04 Adj./2.04 Cap)      Pts. Retained: 0.29

## Building 2: Unit 2-08

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Ventilation/Exhaust	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Caulk needed between tub and wall .... Some on walls and window sill	<a href="#">28</a>	04/24/23 10:40 TK		L3	X	NLT	0.79
Halls/Corridors/Stair s	Entire Location	General Comment	Low voltage cable going through doors and hanging in hall	<a href="#">29</a>	04/24/23 10:42 TK					0.00
Kitchen	Wall Covering and Finish - Interior	CRACK: Crack > 1/8in. wide and 11in. long	Repair crack in wall behind sink	<a href="#">30</a>	04/24/23 10:47 TK		L1			0.05

### Building 2: Unit 2-08 Unit Totals

Violations: 2      Possible Pts.: 2.33      Pts. Lost: 0.84 (0.84 Raw/0.84 Adj./0.84 Cap)      Pts. Retained: 1.49

## Building 2: Unit 2-09

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Lighting	GLOBE: Light globe or Lens missing or damaged		<a href="#">31</a>	04/24/23 10:51 TK					0.00
Bathroom 2	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf	Half bath ceiling peeling		04/24/23 11:00 TK		L2			0.02
Kitchen	Floor - Hard	FLOOR COVERING: 5-10% of hard floor shows wear/stains/damage/non-workmanlike repairs	Loose floor tiles in kitchen		04/24/23 10:59 TK		L1			0.07
Kitchen	Range Hood/Vent Fan	FILTER: Accumulation of dirt/grease limits free passage of air			04/24/23 10:54 TK		L1			0.11
Kitchen	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Spray nozzle leaks		04/24/23 10:56 TK		L1			0.26
Kitchen	Stove/Range	OVEN: Doors/drawers are damaged - unit still functions	Oven door gasket is not secure		04/24/23 10:55 TK		L1			0.20

### Building 2: Unit 2-09 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 0.66 (0.66 Raw/0.66 Adj./0.66 Cap)      Pts. Retained: 1.67

## Building 2: Unit 2-10

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Toilet	HARDWARE: Toilet continuously running			04/24/23 11:05 TK		L2	X	NLT	0.88

## Inspection Results (Continued)

### Building 2: Unit 2-10 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 2	Sink	HARDWARE: Sink has missing or damaged stopper or assembly	Half bath drain plug missing		04/24/23 11:13 TK		L1			0.26
Bathroom 2	Sink	SINK: Basin has cracks or discoloration in more than 50% of the area			04/24/23 11:14 TK		L1			0.20
Bedroom 1	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf		<a href="#">32</a>	04/24/23 11:03 TK		L1			0.01
Bedroom 2	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf		<a href="#">33</a>	04/24/23 11:04 TK		L1			0.01
Living Room	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf		<a href="#">34</a>	04/24/23 11:07 TK		L2			0.02

### Building 2: Unit 2-10 Unit Totals

Violations: 6      Possible Pts.: 2.33      Pts. Lost: 1.38 (1.38 Raw/1.38 Adj./1.38 Cap)      Pts. Retained: 0.95

### Building 2: Unit 2-11

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	GFCI/AFCI	GFCI: Outlet does not test or is not operating	Gfi outlet box is loose		04/24/23 11:22 TK		L3	X	NLT	1.17
Bathroom 1	Ventilation/Exhaust	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Some mold mildew over bathroom door ... threshold is rusted .... Mechanical fan full of dust	<a href="#">35</a>	04/24/23 11:20 TK		L3	X	NLT	0.79
Bedroom 1	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		<a href="#">36</a>	04/24/23 11:16 TK		L3	X	LT	1.75
Bedroom 2	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Blocked with bed and ac		04/24/23 11:17 TK		L3	X	LT	1.75

### Building 2: Unit 2-11 Unit Totals

Violations: 4      Possible Pts.: 2.33      Pts. Lost: 2.33 (5.45 Raw/5.45 Adj./2.33 Cap)      Pts. Retained: 0

### Building 2: Unit 2-12

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Sink	DRAIN: clogged partially, sink/basin does not drain freely but still functions	Sink is slow to drain ... drain plug missing .... Sink is cracked		04/24/23 11:30 TK		L1			0.44
Halls/Corridors/Stair	Floor - Hard	FLOOR COVERING: 5-10% of hard floor shows wear/stains/damage/non-workmanlike repairs	Missing tile		04/24/23 11:26 TK		L1			0.07
Kitchen	GFCI/AFCI	General Comment	Kitchen not gfi protected nspire		04/24/23 11:33 TK					0.00
Kitchen	Refrigerator	GASKETS: Seals/gaskets around doors are deteriorated or missing/non-workmanlike repair			04/24/23 11:34 TK		L1			0.20

### Building 2: Unit 2-12 Unit Totals

Violations: 3      Possible Pts.: 2.33      Pts. Lost: 0.7 (0.7 Raw/0.7 Adj./0.7 Cap)      Pts. Retained: 1.63

### Building 2: Unit 2-13

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Shower/Tub - Hardware	LEAK: Pipes or components are leaking - affects area/steady leak	Replace diverter		04/24/23 11:41 TK		L3	X		1.05
Bathroom 1	Toilet	HARDWARE: Toilet continuously running			04/24/23 11:40 TK		L2	X	NLT	0.88
Bedroom 1	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Table above window sill	<a href="#">37</a>	04/24/23 11:39 TK		L3	X	LT	1.75
Kitchen	GFCI/AFCI	General Comment	Kitchen not gfi protected nspire		04/24/23 11:49 TK					0.00

## Inspection Results (Continued)

### Building 2: Unit 2-13 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Kitchen	Refrigerator	GASKETS: Seals/gaskets around doors are deteriorated or missing/non-workmanlike repair	Gasket ripped both doors		04/24/23 11:46 TK		L1			0.20
Kitchen	Stove/Range	BURNERS: Two or more burners do not function	Two burners missing		04/24/23 11:46 TK		L3			0.79

#### Building 2: Unit 2-13 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 2.33 (4.66 Raw/4.66 Adj./2.33 Cap)      Pts. Retained: 0

### Building 2: Unit 2-14

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Halls/Corridors/Stairs	Stairs/Steps	TRIPPING: Any obstruction or defect in a surface that causes tripping	Stuff on stairs	38	04/24/23 11:51 TK		L3	X	NLT	0.00

#### Building 2: Unit 2-14 Unit Totals

Violations: 1      Possible Pts.: 2.33      Pts. Lost: 0 (0 Raw/0 Adj./0 Cap)      Pts. Retained: 2.33

### Building 3: Unit 3-15

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Accessories	General Comment	Bath tub grab bar is loose		04/24/23 12:43 TK					0.00
Bathroom 1	Call-for-Aid System	CALL FOR AIDE: Cord for system is cut or missing	Cord has been cut in all three ... replace cords	39	04/24/23 12:45 TK		L3	X	NLT	0.11
Bathroom 1	Ventilation/Exhaust	General Comment	Mechanical fan is loud		04/24/23 12:42 TK					0.00
Kitchen	Range Hood/Vent Fan	EXHAUST: Missing filter on vent hood or range exhaust	Replace filter it is ripped		04/24/23 12:46 TK		L3			0.44

#### Building 3: Unit 3-15 Unit Totals

Violations: 2      Possible Pts.: 2.33      Pts. Lost: 0.54 (0.54 Raw/0.54 Adj./0.54 Cap)      Pts. Retained: 1.79

### Building 3: Unit 3-16

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom (Half)	Sink	HARDWARE: Sink has missing or damaged stopper or assembly	Drain plug missing		04/24/23 12:59 TK		L1			0.20
Bathroom (Half)	Toilet	HARDWARE: Toilet continuously running	Replace fill valve		04/24/23 12:59 TK		L2	X	NLT	0.88
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 12:54 TK		L1			0.26
Bathroom 1	Toilet	HARDWARE: Toilet continuously running			04/24/23 12:53 TK		L2	X	NLT	0.88
Halls/Corridors/Stairs	Floor - Soft	TRIPPING: Any obstruction or defect in a surface that causes tripping	Pet damage throughout	40	04/24/23 12:52 TK		L3	X	LT	0.00

#### Building 3: Unit 3-16 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 2.21 (2.21 Raw/2.21 Adj./2.21 Cap)      Pts. Retained: 0.12

### Building 3: Unit 3-17

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Shower/Tub - Hardware	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Tub faucet leaks		04/24/23 13:04 TK		L1			0.26
Bathroom 1	Sink	General Comment			04/24/23 13:03 TK					0.00
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 13:03 TK		L1			0.26

#### Building 3: Unit 3-17 Unit Totals

Violations: 2      Possible Pts.: 2.33      Pts. Lost: 0.53 (0.53 Raw/0.53 Adj./0.53 Cap)      Pts. Retained: 1.8

### Building 3: Unit 3-18

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Floor - Hard	SUBFLOOR: Rot/deteriorated subfloor 1sf - 4sf	Floor is soft between tub and toilet		04/24/23 13:12 TK		L2			0.14
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 13:12 TK		L1			0.26

## Inspection Results (Continued)

### Building 3: Unit 3-18 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Kitchen	GFCI/AFCI	General Comment	Kitchen not gfi protected		04/24/23 13:16 TK					0.00

#### Building 3: Unit 3-18 Unit Totals

Violations: 2      Possible Pts.: 2.33      Pts. Lost: 0.4 (0.4 Raw/0.4 Adj./0.4 Cap)      Pts. Retained: 1.93

### Building 3: Unit 3-19

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 13:22 TK		L1			0.26
Bathroom 1	Sink	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Sink faucet leaks		04/24/23 13:23 TK		L1			0.26
Bathroom 1	Toilet	TOILET: Fixture components are missing or damaged	Toilet tank cover chipped	<a href="#">41</a>	04/24/23 13:25 TK		L2			0.88

#### Building 3: Unit 3-19 Unit Totals

Violations: 3      Possible Pts.: 2.33      Pts. Lost: 1.4 (1.4 Raw/1.4 Adj./1.4 Cap)      Pts. Retained: 0.93

### Building 4: Unit 4-20

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Toilet	HARDWARE: Toilet seat/hinges cracked/broken			04/24/23 13:34 TK		L2			0.88
Bathroom 1	Wall Covering and Finish – Interior	HOLE: Hole/missing tile/damaged/non-workmanlike repair 1in.-8.5x11in.	Missing cove base		04/24/23 13:35 TK		L1			0.05
Bedroom 1	Heat/AC Cover	HVAC: HVAC/radiant heat/AC cover damaged/missing/loose			04/24/23 13:33 TK		L3	X	NLT	0.15
Bedroom 3	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area		<a href="#">42</a>	04/24/23 13:33 TK					0.00
Halls/Corridors/Stairs	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area		<a href="#">43</a>	04/24/23 13:36 TK					0.00
Kitchen	Housekeeping	HOUSEKEEPING: Excessive Clutter or Disorganized Area		<a href="#">44</a>	04/24/23 13:37 TK					0.00

#### Building 4: Unit 4-20 Unit Totals

Violations: 3      Possible Pts.: 2.33      Pts. Lost: 1.07 (1.07 Raw/1.07 Adj./1.07 Cap)      Pts. Retained: 1.26

### Building 4: Unit 4-21

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom (Half)	Floor - Hard	General Comment	Half bath threshold is not secure		04/24/23 13:55 TK					0.00
Bathroom (Half)	Sink	DRAIN: clogged partially, sink/basin does not drain freely but still functions			04/24/23 13:54 TK		L1			0.44
Bathroom 1	Shower/Tub - Hardware	General Comment	Shower handle is loose		04/24/23 13:48 TK					0.00
Bedroom 2	Window	SCREENS: Window screen damaged/missing			04/24/23 13:44 TK		L1			0.00
Halls/Corridors/Stairs	Floor - Hard	TRIPPING: Any obstruction or defect in a surface that causes tripping	Cable in floor across hall	<a href="#">45</a>	04/24/23 13:58 TK		L3	X	LT	0.00
Kitchen	Range Hood/Vent Fan	FILTER: Accumulation of dirt/grease limits free passage of air			04/24/23 13:53 TK		L1			0.11
Living Room	Floor - Soft	FLOOR COVERING: 5-10% of soft floor covering shows wear/stains/damage	Carpet pulling at seams ... duck tape in place	<a href="#">46</a>	04/24/23 13:52 TK		L1			0.07

#### Building 4: Unit 4-21 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 0.62 (0.62 Raw/0.62 Adj./0.62 Cap)      Pts. Retained: 1.71

### Building 4: Unit 4-23

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bedroom 2	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf		<a href="#">47</a>	04/24/23 14:11 TK		L1			0.01



## Inspection Results (Continued)

### Building 4: Unit 4-23 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Halls/Corridors/Stair	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf		48	04/24/23 14:09 TK		L2			0.02

### Building 4: Unit 4-23 Unit Totals

Violations: 2      Possible Pts.: 2.33      Pts. Lost: 0.04 (0.04 Raw/0.04 Adj./0.04 Cap)      Pts. Retained: 2.29

### Building 5: Unit 5-24

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Shower/Tub - Hardware	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Shower handle is leaking		04/24/23 14:21 TK		L1			0.26
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/24/23 14:21 TK		L1			0.26
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning	Cover is missing		04/24/23 14:20 TK		L2			0.53
Bedroom 1	Window	SCREENS: Window screen damaged/missing			04/24/23 14:18 TK		L1			0.00
Kitchen	Refrigerator	GASKETS: Seals/gaskets around doors are deteriorated or missing/non-workmanlike repair			04/24/23 14:23 TK		L1			0.20

### Building 5: Unit 5-24 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 1.25 (1.25 Raw/1.25 Adj./1.25 Cap)      Pts. Retained: 1.08

### Building 5: Unit 5-25

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Shower/Tub - Hardware	LEAK: A slow leak or drip in basin/sink/associated piping - fixture still functions	Shower head leaks		04/24/23 14:28 TK		L1			0.26
Bathroom 1	Toilet	LEAK: A slow leak or drip in toilet piping	Tank to bowl gasket leaks		04/24/23 14:29 TK		L2	X	NLT	0.53
Kitchen	Range Hood/Vent Fan	FILTER: Accumulation of dirt/grease limits free passage of air			04/24/23 14:30 TK		L1			0.11
Kitchen	Stove/Range	BURNERS: One inoperable stove burner	Left front burner does not sit flat		04/24/23 14:32 TK		L2			0.39

### Building 5: Unit 5-25 Unit Totals

Violations: 4      Possible Pts.: 2.33      Pts. Lost: 1.29 (1.29 Raw/1.29 Adj./1.29 Cap)      Pts. Retained: 1.04

### Building 5: Unit 5-26

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Ceiling Covering and Finishes	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew		49	04/24/23 14:38 TK		L3	X	NLT	0.79
Bathroom 1	Toilet	HARDWARE: Toilet seat/hinges cracked/broken	Half bath toilet seat is loose		04/24/23 14:49 TK		L2			0.88
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning			04/24/23 14:38 TK		L2			0.53
Bathroom 1	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		50	04/24/23 14:35 TK		L3	X	LT	1.75
Bedroom 2	Wall Covering and Finish - Interior	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		51	04/24/23 14:40 TK		L2			0.11
Bedroom 2	Wall Covering and Finish - Interior	HOLE: Hole/missing tile/damaged area more than 8.5x11in.		52	04/24/23 14:40 TK		L2			0.11
Halls/Corridors/Stair	Smoke Alarms	FIRE SAFETY: Smoke detector inoperable/missing	Upstairs hall smoke missing ... tenant disabled heat detector in bedroom two		04/24/23 14:37 TK		L3	X	LT	0.00

### Building 5: Unit 5-26 Unit Totals

Violations: 7      Possible Pts.: 2.33      Pts. Lost: 2.33 (4.15 Raw/4.04 Adj./2.33 Cap)      Pts. Retained: 0

## Inspection Results (Continued)

### Building 5: Unit 5-27

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom (Half)	Conductors, Outlets, Switches	COVERS: Outlet/switch has broken/loose cover plate - no exposed wires			04/25/23 09:21 TK		L1			0.05
Bathroom 1	Shower/Tub - Hardware	General Comment	Tub is rusting .... Shower wall starting to crack	<a href="#">53</a>	04/25/23 09:14 TK					0.00
Bathroom 1	Ventilation/Exhaust	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Caulk needed between tub and wall	<a href="#">54</a>	04/25/23 09:15 TK		L3	X	NLT	0.79
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Electrical box cover does not latch		04/25/23 09:22 TK		L3	X	LT	1.75
Kitchen	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing paint/non-workmanlike repair affecting > 4sf			04/25/23 09:18 TK		L2			0.02
Kitchen	GFCI/AFCI	General Comment	Kitchen not gfi protected		04/25/23 09:19 TK					0.00

### Building 5: Unit 5-27 Unit Totals

Violations: 4

Possible Pts.: 2.33

Pts. Lost: 2.33 (2.61 Raw/2.61 Adj./2.33 Cap)

Pts. Retained: 0

### Building 6: Unit 6-28

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Sink	SINK: Basin has cracks or discoloration in more than 50% of the area		<a href="#">55</a>	04/25/23 09:28 TK		L1			0.20
Bathroom 1	Ventilation/Exhaust	MOLD/MILDEW: Evidence of air quality hazard due to mold/mildew	Caulk needed between tub and wall .... Some mold or mildew also on tile grout	<a href="#">56</a>	04/25/23 09:30 TK		L3	X	NLT	0.79
Bedroom 1	Ceiling Covering and Finishes	PAINT: Peeling / deteriorated / missing /non-workmanlike repair paint affecting 1 - 4sf			04/25/23 09:26 TK		L1			0.01
Health & Safety	Health & Safety	EGRESS: Emergency fire exit blocked/unusable - blocked egress	Slider was blocked tenant removed blockage		04/25/23 09:33 TK		L3	X	LT	1.75
Kitchen	GFCI/AFCI	General Comment	Kitchen not gfi protected		04/25/23 09:35 TK					0.00

### Building 6: Unit 6-28 Unit Totals

Violations: 4

Possible Pts.: 2.33

Pts. Lost: 2.33 (2.75 Raw/2.75 Adj./2.33 Cap)

Pts. Retained: 0

### Building 6: Unit 6-29

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	GFCI/AFCI	General Comment	Kitchen not gfi protected		04/25/23 09:43 TK					0.00
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/25/23 09:39 TK		L1			0.26
Bedroom 1	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		<a href="#">57</a>	04/25/23 09:38 TK		L3	X	LT	1.75

### Building 6: Unit 6-29 Unit Totals

Violations: 2

Possible Pts.: 2.33

Pts. Lost: 2.01 (2.01 Raw/2.01 Adj./2.01 Cap)

Pts. Retained: 0.32

### Building 6: Unit 6-30

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Sink	SINK: Basin has cracks or discoloration in more than 50% of the area		<a href="#">58</a>	04/25/23 09:51 TK		L1			0.20
Bathroom 1	Ventilation/Exhaust	EXHAUST: Exhaust fan not functioning	Fan needs cleaning full of dust		04/25/23 09:52 TK		L2			0.53
Bedroom 1	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		<a href="#">59</a>	04/25/23 09:48 TK		L3	X	LT	1.75
Bedroom 2	Window	EGRESS: Security bars are damaged or malfunctioning and cannot open - blocked egress		<a href="#">60</a>	04/25/23 09:49 TK		L3	X	LT	1.75

## Inspection Results (Continued)

### Building 6: Unit 6-30 (Continued)

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Health & Safety	Health & Safety	EXPOSED WIRES: Unsecured cover/wires/connections creating a hazard	Screws penetrating electrical box cover replace with rivets		04/25/23 09:59 TK		L3	X	LT	1.75
Kitchen	GFCI/AFCI	General Comment	Kitchen is not gfi protected		04/25/23 09:55 TK					0.00
Kitchen	Range Hood/Vent Fan	EXHAUST: Kitchen flue is completely blocked by dirt/grease			04/25/23 09:57 TK		L3			0.44
Kitchen	Sink	LEAK: A steady leak or drip in basin/sink/associated piping	Faucet leaks at stem		04/25/23 09:56 TK		L3	X	NLT	1.05

### Building 6: Unit 6-30 Unit Totals

Violations: 7      Possible Pts.: 2.33      Pts. Lost: 2.33 (7.46 Raw/7.46 Adj./2.33 Cap)      Pts. Retained: 0

### Building 6: Unit 6-31

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bathroom 1	Sink	HARDWARE: Sink has missing or damaged stopper or assembly			04/25/23 10:06 TK		L1			0.26
Bedroom 1	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		<a href="#">61</a>	04/25/23 10:06 TK		L3	X	LT	1.75
Bedroom 2	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		<a href="#">62</a>	04/25/23 10:03 TK		L3	X	LT	1.75
Bedroom 3	Window	EGRESS: Emergency fire exit blocked/unusable - blocked egress		<a href="#">63</a>	04/25/23 10:04 TK		L3	X	LT	1.75
Kitchen	Range Hood/Vent Fan	EXHAUST: Kitchen flue is completely blocked by dirt/grease			04/25/23 10:08 TK		L3			0.44

### Building 6: Unit 6-31 Unit Totals

Violations: 5      Possible Pts.: 2.33      Pts. Lost: 2.33 (5.95 Raw/5.95 Adj./2.33 Cap)      Pts. Retained: 0

### Building 6: Unit 6-32

Location	Item	Deficiency/Finding	Notes	Pic	Date	Fixed	Sev	HS	LT	Pts
Bedroom 1	Call-for-Aid System	CALL FOR AIDE: Cord for system is obstructed or inaccessible	All call for aid cords are tied up or blocked		04/25/23 10:16 TK		L3	X	NLT	0.11

### Building 6: Unit 6-32 Unit Totals

Violations: 1      Possible Pts.: 2.33      Pts. Lost: 0.1 (0.1 Raw/0.1 Adj./0.1 Cap)      Pts. Retained: 2.23

# Inspection Photos

## Entire Site

### Site



1

Site - Fence/Gate - Fence - Non Security - Apr 25 2023 10:20AM - T Knight  
CAPTION: Rear behind 32 ... add gate and repair fence



2

Site - Grounds - Erosion - Apr 25 2023 10:24AM - T Knight



5

Site - Grounds - Erosion - Apr 25 2023 10:25AM - T Knight



4

Site - Grounds - Erosion - Apr 25 2023 10:34AM - T Knight



3

Site - Grounds - Erosion - Apr 25 2023 10:59AM - T Knight CAPTION: Unit 8



6

Site - Grounds - Erosion - Apr 25 2023 11:16AM - T Knight



7

Site - Grounds - Ponding - Apr 25 2023 10:42AM - T Knight CAPTION: Clean so drain functions as designed



8

Site - Grounds - Vegetation - Apr 25 2023 10:43AM - T Knight CAPTION: No vegetation touching buildings



9

Site - Health & Safety - Health & Safety - Apr 25 2023 10:40AM - T Knight  
CAPTION: Outside 15



10

Site - Health & Safety - Health & Safety - Apr 25 2023 10:53AM - T Knight  
CAPTION: Loose steps



12

Site - Market Appeal - Graffiti - Apr 25 2023 10:21AM - T Knight



11

Site - Market Appeal - Graffiti - Apr 25 2023 10:46AM - T Knight CAPTION: Rear building two

## Inspection Photos (Continued)

### Site (Continued)



13

Site - Market Appeal - Litter - Apr 25 2023  
10:23AM - T Knight CAPTION: Litter  
though out unit 30



14

Site - Walkway/Steps - Handrail - Apr 25  
2023 11:02AM - T Knight CAPTION:  
Hand rail is loose front of unit 12

## Exterior

### Building 2



15

Building 2 - Exterior Wall - Chimney - Apr  
25 2023 10:50AM - T Knight CAPTION:  
Building 2 near Apt 19 chimney  
deteriorated

## Common Area

### Building 6



16

Building 6 - Local Systems - Pipes/drains -  
Apr 25 2023 10:30AM - T Knight  
CAPTION: Water heater and other  
extension pipes must be no higher than 6  
inches or lower than two inches from floor  
for nspire

# Inspection Photos (Continued)

## Unit

### Building 1: Unit 1-01



17

Building 1 Unit 1-01 - Bathroom 1 - Ventilation/Exhaust - Apr 24 2023 9:02AM - T Knight CAPTION: Caulk need between tub and wall



18

Building 1 Unit 1-01 - Bedroom 1 - Call-for-Aid System - Apr 24 2023 9:04AM - T Knight CAPTION: Extend cord



19

Building 1 Unit 1-01 - Halls/Corridors/Stairs - Floor - Soft - Apr 24 2023 8:55AM - T Knight CAPTION: Both bedroom carpets ripped at threshold covered with tape

### Building 1: Unit 1-03



20

Building 1 Unit 1-03 - Bathroom 1 - Ventilation/Exhaust - Apr 24 2023 9:23AM - T Knight



21

Building 1 Unit 1-03 - Bedroom 2 - Wall Covering and Finish – Interior - Apr 24 2023 9:19AM - T Knight CAPTION: Hole in wall behind door



22

Building 1 Unit 1-03 - Health & Safety - Health & Safety - Apr 24 2023 9:17AM - T Knight CAPTION: Screws protruding into electric box from latch installation .... Replace screws with rivets



23

Building 1 Unit 1-03 - Kitchen - Ceiling Covering and Finishes - Apr 24 2023 9:29AM - T Knight CAPTION: Over stove

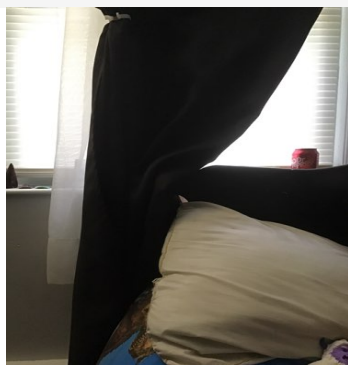


24

Building 1 Unit 1-03 - Kitchen - Wall Covering and Finish – Interior - Apr 24 2023 9:31AM - T Knight CAPTION: Finish wall repair ... cove base missing

## Inspection Photos (Continued)

### Building 1: Unit 1-07



25

Building 1 Unit 1-07 - Bedroom 2 - Window - Apr 24 2023 10:13AM - T Knight  
CAPTION: Window partially blocked with bed head board



26

Building 1 Unit 1-07 - Bedroom 3 - Ceiling Covering and Finishes - Apr 24 2023 10:15AM - T Knight



27

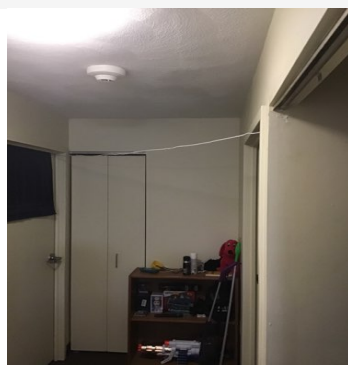
Building 1 Unit 1-07 - Halls/Corridors/Stairs - Door - Closet - Apr 24 2023 10:15AM - T Knight

### Building 2: Unit 2-08



28

Building 2 Unit 2-08 - Bathroom 1 - Ventilation/Exhaust - Apr 24 2023 10:40AM - T Knight  
CAPTION: Caulk needed between tub and wall .... Some on walls and window sill



29

Building 2 Unit 2-08 - Halls/Corridors/Stairs - Entire Location - Apr 24 2023 10:42AM - T Knight  
CAPTION: Low voltage cable going through doors and hanging in hall



30

Building 2 Unit 2-08 - Kitchen - Wall Covering and Finish - Interior - Apr 24 2023 10:47AM - T Knight  
CAPTION: Repair crack in wall behind sink

### Building 2: Unit 2-09



31

Building 2 Unit 2-09 - Bathroom 1 - Lighting - Apr 24 2023 10:51AM - T Knight

## Inspection Photos (Continued)

### Building 2: Unit 2-10



32

Building 2 Unit 2-10 - Bedroom 1 - Ceiling Covering and Finishes - Apr 24 2023 11:03AM - T Knight



33

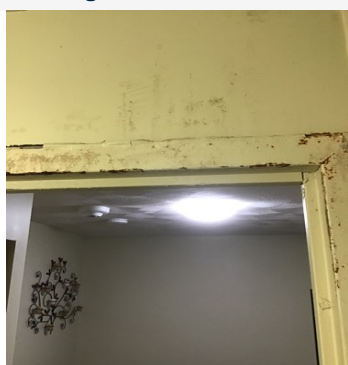
Building 2 Unit 2-10 - Bedroom 2 - Ceiling Covering and Finishes - Apr 24 2023 11:04AM - T Knight



34

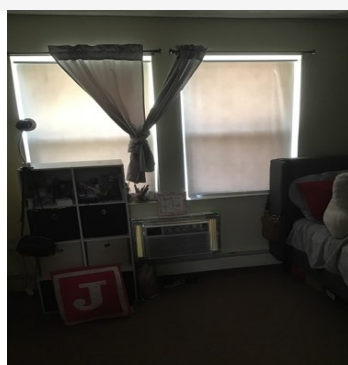
Building 2 Unit 2-10 - Living Room - Ceiling Covering and Finishes - Apr 24 2023 11:07AM - T Knight

### Building 2: Unit 2-11



35

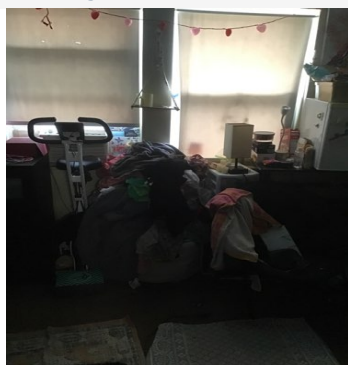
Building 2 Unit 2-11 - Bathroom 1 - Ventilation/Exhaust - Apr 24 2023 11:20AM - T Knight CAPTION: Some mold mildew over bathroom door ... threshold is rusted .... Mechanical fan full of dust



36

Building 2 Unit 2-11 - Bedroom 1 - Window - Apr 24 2023 11:16AM - T Knight

### Building 2: Unit 2-13



37

Building 2 Unit 2-13 - Bedroom 1 - Window - Apr 24 2023 11:39AM - T Knight CAPTION: Table above window sill



## Inspection Photos (Continued)

### Building 2: Unit 2-14



38

Building 2 Unit 2-14 -  
Halls/Corridors/Stairs - Stairs/Steps - Apr  
24 2023 11:51AM - T Knight CAPTION:  
Stuff on stairs

### Building 3: Unit 3-15



39

Building 3 Unit 3-15 - Bathroom 1 - Call-  
for-Aid System - Apr 24 2023 12:45PM - T  
Knight CAPTION: Cord has been cut in  
all three ... replace cords

### Building 3: Unit 3-16



40

Building 3 Unit 3-16 -  
Halls/Corridors/Stairs - Floor - Soft - Apr  
24 2023 12:52PM - T Knight CAPTION:  
Pet damage throughout

## Inspection Photos (Continued)

### Building 3: Unit 3-19



41

Building 3 Unit 3-19 - Bathroom 1 - Toilet  
- Apr 24 2023 1:25PM - T Knight  
CAPTION: Toilet tank cover chipped

### Building 4: Unit 4-20



42

Building 4 Unit 4-20 - Bedroom 3 -  
Housekeeping - Apr 24 2023 1:33PM - T  
Knight



43

Building 4 Unit 4-20 -  
Halls/Corridors/Stairs - Housekeeping -  
Apr 24 2023 1:36PM - T Knight



44

Building 4 Unit 4-20 - Kitchen -  
Housekeeping - Apr 24 2023 1:37PM - T  
Knight

### Building 4: Unit 4-21



45

Building 4 Unit 4-21 -  
Halls/Corridors/Stairs - Floor - Hard - Apr  
24 2023 1:58PM - T Knight CAPTION:  
Cable in floor across hall



46

Building 4 Unit 4-21 - Living Room - Floor  
- Soft - Apr 24 2023 1:52PM - T Knight  
CAPTION: Carpet pulling at seams ...  
duck tape in place

## Inspection Photos (Continued)

### Building 4: Unit 4-23



47

Building 4 Unit 4-23 - Bedroom 2 - Ceiling Covering and Finishes - Apr 24 2023 2:11PM - T Knight



48

Building 4 Unit 4-23 - Halls/Corridors/Stairs - Ceiling Covering and Finishes - Apr 24 2023 2:09PM - T Knight

### Building 5: Unit 5-26



49

Building 5 Unit 5-26 - Bathroom 1 - Ceiling Covering and Finishes - Apr 24 2023 2:38PM - T Knight



50

Building 5 Unit 5-26 - Bathroom 1 - Window - Apr 24 2023 2:35PM - T Knight



51

Building 5 Unit 5-26 - Bedroom 2 - Wall Covering and Finish - Interior - Apr 24 2023 2:40PM - T Knight



52

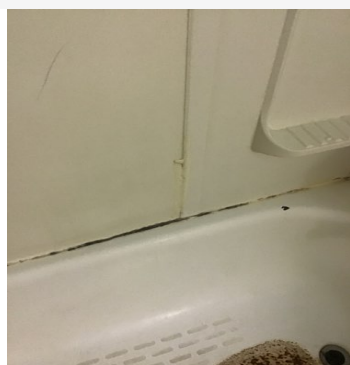
Building 5 Unit 5-26 - Bedroom 2 - Wall Covering and Finish - Interior - Apr 24 2023 2:40PM - T Knight

### Building 5: Unit 5-27



53

Building 5 Unit 5-27 - Bathroom 1 - Shower/Tub - Hardware - Apr 25 2023 9:14AM - T Knight CAPTION: Tub is rusting .... Shower wall starting to crack



54

Building 5 Unit 5-27 - Bathroom 1 - Ventilation/Exhaust - Apr 25 2023 9:15AM - T Knight CAPTION: Caulk needed between tub and wall

## Inspection Photos (Continued)

### Building 6: Unit 6-28



55

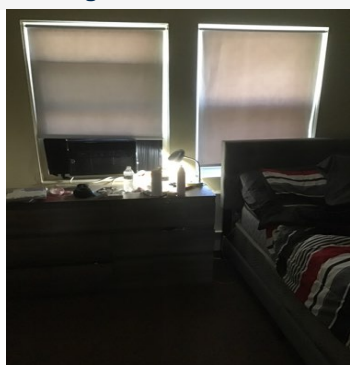
Building 6 Unit 6-28 - Bathroom 1 - Sink - Apr 25 2023 9:28AM - T Knight



56

Building 6 Unit 6-28 - Bathroom 1 - Ventilation/Exhaust - Apr 25 2023 9:30AM - T Knight - CAPTION: Caulk needed between tub and wall .... Some mold or mildew also on tile grout

### Building 6: Unit 6-29



57

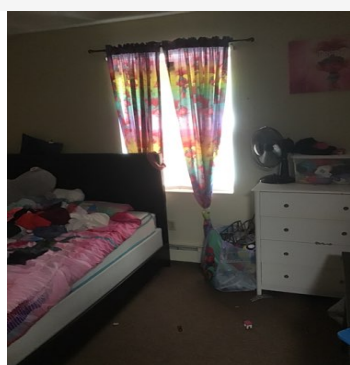
Building 6 Unit 6-29 - Bedroom 1 - Window - Apr 25 2023 9:38AM - T Knight

### Building 6: Unit 6-30



58

Building 6 Unit 6-30 - Bathroom 1 - Sink - Apr 25 2023 9:51AM - T Knight



59

Building 6 Unit 6-30 - Bedroom 1 - Window - Apr 25 2023 9:48AM - T Knight

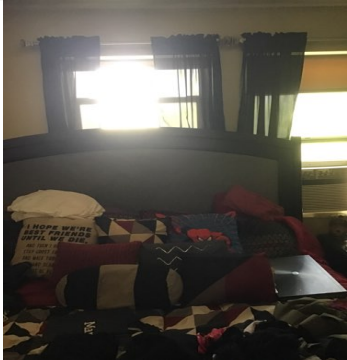


60

Building 6 Unit 6-30 - Bedroom 2 - Window - Apr 25 2023 9:49AM - T Knight

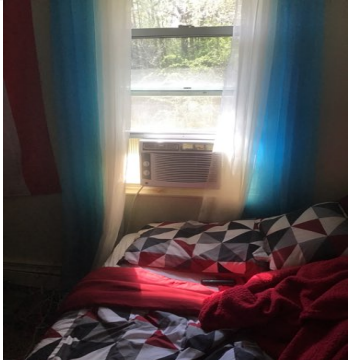
# Inspection Photos (Continued)

## Building 6: Unit 6-31



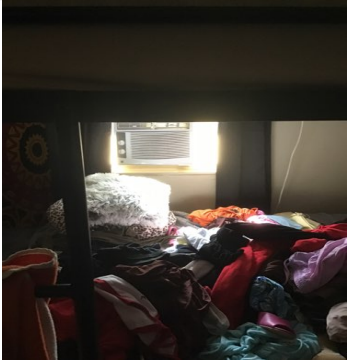
61

Building 6 Unit 6-31 - Bedroom 1 - Window - Apr 25 2023 10:06AM - T Knight



62

Building 6 Unit 6-31 - Bedroom 2 - Window - Apr 25 2023 10:03AM - T Knight



63

Building 6 Unit 6-31 - Bedroom 3 - Window - Apr 25 2023 10:04AM - T Knight